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Zoning Board of Appeals

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NOTICE OF PUBLIC HEARING

Notice is hereby given that the Zoning Board of Appeals of the City of Troy, New York will conduct a **REGULAR PUBLIC HEARING** starting at 6:00 P.M. on **Thursday, June 22, 2006** in the second floor council chambers of TROY CITY HALL to act upon the following requests for approvals and appeals from decisions made by the Bureau of Code Enforcement of said City of Troy, VIZ

INTERPRETATION

Interpretation of allowed uses and related lot sizes in an R-3 Zone District. Applicant is Habitat for Humanity 1205 Blue Factory Rd. Cropseyville, NY 12052. **SINGLE FAMILY ATTACHED NOT ALLOWED USE**

MINOR AREA VARIANCE

ZB2006-036 Minor Area Variance to allow excessive height related to a proposal to construct an accessory garage at 63 Oil Mill Hill Road, an R-1 Zone District. Applicant is Angeline Morley, 63 Oil Mill Hill Rd. Troy, NY 12182. **APPROVED**

MAJOR AREA VARIANCE

ZB2006-034 Major Area Variance to allow parking deficiency related to a proposal to open a retail store at 605 Fourth Street, at Tyler, an R-4 Zone District. Applicant is Rajeh Hashem, 273 Fourth St. Troy, NY 12180. **TABLED**

CHANGE OF NON-CONFORMING USE

ZB2006-033 Change of Non Conforming Use and Major Area Variance for setback deficiency to expand the Susan Odell Taylor school to include sixth grade and construct an addition at 116 Pinewoods Avenue, an R-2 Zone District. Applicant is Susan Odell Taylor School, 116 Pinewoods Ave. Troy, NY 12180. **APPROVED**

ZB2006-035 Change of Non Conforming Use to open a retail store at 469 Sixth Avenue (aka 38 112th Street), an R-3 Zone District. Applicant is Gus Ramirez, 4 Andree Ct. Niskayuna, NY 12309. **APPROVED**

Additional information regarding the above listed actions is available in the Department of Planning and Community Development located on the Third Floor of Troy City Hall, One Monument Square, Troy, New York 12180. Telephone: 270-4557. Office Hours are from 8:30 A.M. to 4:30 P.M. weekdays. Any persons having any interest in the above listed matters will be heard at said time and place.

As required by Americans with Disabilities Act, auxiliary aids and services are available upon request. Please give one-week advance notice for services needed.

City of Troy Zoning Board of Appeals
Jay Vandenburg, Chairperson